

WAGONER METRO AREA PLANNING COMMISSION (1)
AMENDMENT OF ZONING REGULATIONS
CHANGE OF ZONING-SECTION 7.6 OF CITY/COUNTY ZONING REGULATIONS

ITEM 1-WHO MAY APPLY-ANY PERSON, FIRM, ASSOCIATION, AGENCY OF GOVERNMENT MAY APPLY FOR A ZONING CHANGE (WITH LIMITED POWER OF ATTORNEY DOCUMENT)

ITEM 2-TIME FOR FILING-EACH APPLICATION SHALL BE FILED WITH THE PLANNING COMMISSION 30 DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING AT WHICH IT IS TO BE CONSIDERED, UNLESS THE PLANNING COMMISSION BY A 2/3 VOTE PERMITS A SHORTER PERIOD FOR REASONS SHOWN

ITEM 3-FILING FEE-THERE IS A \$50.00 APPLICATION FEE WHICH IS PAYABLE UPON RETURN OF A COMPLETED APPLICATION TO THE PLANNING COMMISSION

ITEM 4-NOTICE OF HEARING: SUCH LEGAL NOTICE OF HEARING SHALL BE PUBLISHED IN A COUNTY NEWSPAPER OF GENERAL CIRCULATION IN THE LOCALITY AT LEAST (1) TIME 15 DAYS PRIOR TO THE HEARING DATE. NOTICE SHALL ALSO BE GIVEN BY BY THE POSTING OF A SIGN ON SUBJECT TRACT 7 FULL DAYS PRIOR TO AND INCLUDING THE DATE OF HEARING

ITEM 5-AFFIDAVIT OF MAILING AND NOTICE TO PROPERTY OWNERS WITHIN 300 FEET: THESE ITEMS MUST BE HANDLED BY A LICENSED ABTRACTOR-AFTER YOU PRESENT THEM WITH PROPER PAPERWORK FROM THE PLANNING COMMISSION, THE AFFIDAVIT OF MAILING WILL BE GIVEN TO THE PLANNING COMMISSION 20 DAYS PRIOR TO THE HEARING DATE. FAILURE TO FILE THE AFFIDAVIT WITHIN THE ALLOTTED TIME OR IF THE MAILING LIST IS FOUND TO BE INCORRECT MAY BE GROUNDS FOR THE COMMISSION TO DENY THE APPLICATION. THE ABSTRACT OFFICE WILL MAIL A NOTICE TO PROPERTY OWNERS WITHIN 300 FEET TO ALL OWNERS OF RECORD AT THEIR LAST KNOWN ADDRESS.

ITEM 6-PLOT PLANS, PHOTOS, AND ANY OTHER FACTUAL INFORMATION & EVIDENCE WHICH WILL ASSIST THE COMMISSION IN REACHING AN INTELLIGENT AND INFORMED DECISION SHOULD BE PRESENTED.

ITEM 7-A NARRATIVE STATEMENT OF INTENT AND PLANNED START DATE IS REQUIRED ON ALL ZONING REQUESTS.

ITEM 8-THE APPLICANT WILL, 10 DAYS PRIOR TO THE HEARING DATE PROVIDE THE COMMISSION WITH A WRITTEN STATEMENT FROM ALL UTILITY COMPANIES THAT WILL INCLUDE WHAT SERVICES ARE AVAILABLE TO THE SUBJECT TRACT AND WHEN SERVICE WILL BE AVAILABLE, INCLUDING WATER, GAS, ELECTRIC, TELEPHONE, CABLE

REGULAR MEETING OF THE WMAPC ARE HELD THE LAST TUESDAY OF THE MONTH. MEETINGS ARE CALLED TO ORDER AT 7:00 P.M. IN COURTROOM #4 ON THE FIRST FLOOR OF THE WAGONER COUNTY COURTHOUSE AT 307 EAST CHEROKEE, WAGONER, OK. OUR OFFICE PHONE IS 918-485-8123

APPLICATION FOR ZONING CHANGE

(2)

NOW COME THE APPLICANTS _____

ADDRESS _____ **DAYTIME PHONE** _____

TO HEREBY MAKE APPLICATION TO THE WAGONER METRO AREA PLANNING COMMISSION FOR A CHANGE OF ZONING TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WAGONER COUNTY, TO-WIT: (PLACE LEGAL DESCRIPTION HERE)

THAT SAID REAL ESTATE IS PRESENTLY INCLUDED IN A ZONING CLASSIFICATION OF _____ AND THAT SAID APPLICANTS DESIRE THAT SAID ZONING BE CHANGED FROM _____ TO _____. THE INTENDED USE OF THIS TRACT AFTER RE-ZONING WILL BE _____.

APPLICANTS FURTHER STATE THAT A FULLY COMPLETED AFFIDAVIT OF MAILING ALONG WITH A LIST OF ALL OWNERS OF RECORD WITHIN 300 FEET OF THE SUBJECT TRACT FOR WHICH THIS ZONING HEARING IS REQUESTED WILL BE FILED WITH THE PLANNING COMM. 20 DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING OF THIS REQUEST. WHEREFORE, YOUR APPLICANTS RESPECTFULLY REQUEST THAT THIS APPLICATION BE SET FOR PUBLIC HEARING IN ACCORDANCE WITH THE LAW AND THAT DUE NOTICE WILL BE GIVEN, AND THAT UPON PUBLIC HEARING HAVING BEEN DULY HELD, THAT SAID ZONING AS ABOVE REQUESTED BE GRANTED.

APPLICANT

APPLICANT

**STATE OF OKLAHOMA
COUNTY OF WAGONER, ss:**

_____ AND _____ EACH OF LAWFUL AGE AND EACH BEING FIRST DULY SWORN UPON OATH, STATE THAT THEY HAVE READ THE ABOVE AND FOREGOING APPLICATION AND THAT THE STATEMENTS HEREIN ARE TRUE AND CORRECT.

APPLICANT

APPLICANT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WAGONER METRO AREA PLANNING COMMISSION

(3)

NOTICE TO PROPERTY OWNERS

**THE WAGONER COUNTY LAND RECORDS INDICATE YOU ARE THE OWNER OF PROPERTY LOCATED WITHIN 300 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:
(PLACE LEGAL DESCRIPTION HERE)**

**THE OWNER OF THE ABOVE DESCRIBED PROPERTY _____
HAS APPLIED FOR A CHANGE OF ZONING ON THEIR PROPERTY FROM _____ TO _____
SO THEY MAY USE THEIR PROPERTY FOR A/AN _____**

A PUBLIC HEARING ON THIS APPLICATION WILL BE HELD BY THE WAGONER METRO AREA PLANNING COMMISSION, WHOSE ADDRESS IS 306 EAST CHEROKEE, WAGONER, OK, 74467 AND THE PHONE IS 918-485-8123.

THE HEARING WILL BE HELD ON TUESDAY, _____, 20__ AT 7:00 P.M. IN THE #4 COURTROOM ON THE 1ST FLOOR OF THE WAGONER COUNTY COURTHOUSE, 307 EAST CHEROKEE, WAGONER, OK. YOU MAY APPEAR IF YOU SO DESIRE EITHER IN PERSON OR BY AGENT OR BY ATTORNEY AND BE HEARD. THE HEARING IS NOT LIMITED TO THOSE RECEIVING A COPY OF THIS NOTICE AND IF YOU KNOW OF AN AFFECTED PROPERTY OWNER, WHO FOR ANY REASON FAILED TO RECEIVE A COPY OF THIS NOTICE, IT WOULD BE APPRECIATED IF YOU WOULD INFORM THEM OF THIS HEARING DATE.

DATE _____

APPLICANT



TO: WAGONER METRO AREA PLANNING COMMISSION

(4)

CASE# _____

IN THE MATTER OF THE APPLICATION OF

APPLICANT

AFFIDAVIT OF MAILING

THIS AFFIDAVIT OF MAILING WILL BE PREPARED BY A LICENSED ABTRACTOR FOR THE APPLICANT.

LEGAL NOTICE

**PURSUANT TO O.S. 19, 866.1 TO 866.36, A PUBLIC HEARING WILL BE HELD BY THE WAGONER METRO AREA PLANNING COMMISSION ON TUESDAY, _____ 20____ AT 7:00 P.M. IN THE #4 COURTROOM ON THE 1ST FLOOR OF THE WAGONER COUNTY COURTHOUSE AT 307 EAST CHEROKEE, WAGONER, OKLAHOMA TO HEAR THE APPLICATION OF _____ TO RE-ZONE THE FOLLOWING DESCRIBED PROPERTY, to-wit;
(PLACE LEGAL DESCRIPTION HERE)**

THE PRESENT ZONING OF THIS PROPERTY IS _____

THE ZONING REQUESTED IS _____ -

THE INTENDED USE OF THE PROPERTY AFTER RE-ZONING WILL BE FOR _____

THOSE WHO MAY HAVE AN INTEREST IN THE ABOVE DESCRIBED MATTER MAY APPEAR AND BE HEARD.

APPLICANT

(6)

**WAGONER METRO AREA PLANNING COMMISSION
SPECIFICATIONS FOR PROPERTY NOTICE SIGN**

THE SIZE OF THE SIGN IMPARTING NOTICE OF A PUBLIC HEARING WILL BE 4 FEET BY 3 FEET AND WILL HAVE A BRIGHT YELLOW BACKGROUND WITH BLACK LETTERING, CAPITAL BLOCK STYLE, STATING THE FOLLOWING INFORMATION:

**NOTICE TO THE PUBLIC
IT IS PROPOSED TO CHANGE
THE ZONING CLASSIFICATION
OF THIS PROPERTY TO A/AN _____ DISTRICT
FOR _____ PURPOSES
A PUBLIC HEARING WILL BE HELD IN
THE #4 COURTROOM 1ST FLOOR OF THE
WAGONER COUNTY COURTHOUSE ON
_____, 20____
AT 7:00 P.M.**

**BY: WAGONER METRO AREA PLANNING COMMISSION
PHONE: 918-485-8123**

LETTERING OF THE SIGN SHOULD BE ALL IN 2 INCH BLACK LETTERS

SIGNS WILL BE POSTED IN A CLEAR OPENING ON A BUILDING OR A POST NOT LESS THAN 12 INCHES NOR MORE THAN 48 INCHES FROM THE GROUND ON OR INSIDE PROPERTY LINE NO MORE THAN 30 FEET. THE SIGN SHALL BE IN FULL VIEW FROM A PUBLIC STREET OR STREETS TOWARD WHICH IT FACES.

*******PLEASE NOTE THAT ALL APPLICANTS WILL BE RESPONSIBLE FOR FURNISHING AND POSTING THEIR OWN ZONING SIGNS AND SHOULD TAKE A PHOTO OF THE SIGN ON THE SUBJECT PROPERTY TO GIVE TO THE PLANNING COMMISSION BEFORE STATED HEARING DATE*******
